

BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA

FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.: ZC 10-14	Case Name: Big Bear Cafe Zoning Map Amendment
Address or Square/Lot(s) of Property: Square 3103/Lot 800	
Relief Requested: Rezone Lot 800, Square 3103 from residential (R4) to Commercial (C2A)	

ANC MEETING INFORMATION

Date of ANC Public Meeting:	2 / 1 / 0 8 / 1 2	Was proper notice given?:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
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Description of how notice was given: **Public Notice was issued on August 13, 2012 via email, listservs, etc; and**

was posted on the ANC's website. Each Commissioner also distributed the Notice within their respective ANCs and the various listservs

Number of members that constitutes a quorum:	7	Number of members present at the meeting:	10
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MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

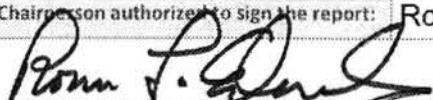
See Attached Letter (ANC 5C03 dated 21 August 2012)

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

ANC 5C recommends that the Zoning Commission approve the proposed Zoning Amendment.

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 2013 AUG 29 AM 8:52

AUTHORIZATION

ANC	5	C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	10 - 0 - 0
Name of the person authorized by the ANC to present the report:			Commissioner Youngblood/Chairman Edwards	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Ronnie Edwards	
Signature of Chairperson/ Vice-Chairperson:				Date: 8/28/12

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.

ZONING COMMISSION
 District of Columbia
 CASE NO. 10-14
 EXHIBIT NO. 25



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5C
P.O. Box 26183 . Washington, DC 20001 . www.ANC5C.COM

August 21, 2012

Mr. Anthony J. Hood, Chairperson
DC Zoning Commission
441 4th Street NW, Second Floor
Washington, DC 20001

Re: Zoning Case ZC 10-14 Big Bear Café Proposed Zoning Map Amendment

Dear Chairman Hood and Members of the Commission:

As a follow-up to our letter dated July 23, 2012 regarding the subject application, The Advisory Neighborhood Commission 5C (ANC 5C) held a special meeting on August 21, 2012 to consider the application for a Zoning Map Amendment to rezone Lot 800 in Square 3103 from residential (R-4) to commercial (C-2A) zoning. As previously indicated, ANC 5C received a full presentation from the above referenced applicant on July 17, 2012.

The Big Bear Café is located at 1700 1st Street NW within the boundaries of ANC 5C03. Single Member District (SMD) 5C03 Commissioner Hugh Youngblood presented the enclosed letter and reported that a majority of the residents within 5C03, supported the proposed zoning change and that there were substantial number of residents within a 200-foot radius of the facility that had signed petitions in support of the proposed amendment. Additionally, Commissioner Youngblood reported that on July 16, 2012 the Bloomingdale Civic Association had also voted to support the application. He indicated that there were a small contingent of residents who opposed the proposed map amendment; however the applicant had agreed to work with those individuals in an attempt to address their concerns. The identified concerns are detailed in the attached letter.

Based on this presentation and the appearance of broad community support, ANC 5C voted unanimously to support the Proposed Zoning Map Amendment and recommends that the Zoning Commission approve the Application.

ANC 5C is comprised of 12 Commissioners and therefore seven (7) Commissioners constitutes a quorum. On August 21, 2012, at a duly noticed public meeting of ANC 5C, ten (10) Commissioners attended the meeting. At the time of voting on this application there were ten (10) Commissioners present and voting. The ANC 5C voted unanimously to support the proposed Zoning Map Amendment filed by Big Bear Café.

APPROVED: *This 21st Day of August 2012*


RONNIE EDWARDS, CHAIRMAN

Enclosure: 5C03 Letter of Support dated August 21, 2012

Commissioners

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5C12 Gigi Ransom
Financial Secretary
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ANC5C meets on 3rd
Tuesday of the month.

Next Meeting:
September 18, 2012
The Summit at St
Martins (7:00 PM
116 T Street NE

Letter of Support

1. Limit any future height increases to the building to a maximum of forty (40) feet total building height, which is the maximum height allowed for all R-4 residential buildings located in the area.
2. Restrict the building density to "low-density" 1.5 FAR for any commercial use as restricted in the DC zoning code to retain with the same commercial density that currently exists
3. Maintain the same noise restrictions as are required in R-4 zoning
4. Consider adding covenants to the deed that bind future uses of the property by subsequent owners.

Community support for the BBC has been so consistently strong because its commercial use of the Property has been essential to the growth and revitalization of the community. Of the many ways the BBC has played that role, let me note four.

First, the BBC serves as a neighborhood hub and community gathering place for all. Before the BBC, Bloomingdale had very limited opportunities for many residents to come together socially. It added to the sense of a neighborhood square by assisting in the development of the Bloomingdale Farmers' Market, which expanded the scope and size of our "village green." The BBC has also sponsored many community events from choirs from Haiti to poetry readings and art shows; all these events have deepened the sense and cohesiveness of Bloomingdale as a vital urban neighborhood.

Second, the BBC currently provides jobs for 5 families with children, 9 local families, 22 neighborhood residents, and 33 local residents. It contributes significantly to the District of Columbia business tax base, and its presence plays an essential role in the promotion of neighborhood business growth, local real estate sales, apartment rentals, neighborhood visibility, and community development.

Third, the BBC has won a variety of awards and accolades, all of which have benefited the Bloomingdale community. As a successful, locally owned and operated, neighborhood business, it earned the title of North Capitol Main Street "Neighborhood Business of the Year" in 2008. The BBC won the Mayor's Environmental Excellence Award in 2009. It was selected as a part of "Best of Washington" for the Washingtonian Magazine 2009-2011. Finally, the BBC was recognized for "Best Cappuccino" in the Washington Post Express.

Fourth, the BBC has contributed significantly to improved safety of pedestrians and others in the community as compared to the former use of the property.

Single Member District 5C-03 strongly supports the Map Amendment application for the BBC. I encourage the Zoning Board to look favorably on this application, and I ask that you vote in favor of the Map Amendment change so that the business at this location can continue to add value to our neighborhood, and continue to be a strong member of our developing community.

Thank you for your consideration.

Hugh Youngblood
Advisory Neighborhood Commissioner
Single Member District 5C-03



21 August 2012

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Letter of Support

2013 AUG 29 AM 8: 52 21 August 2012

**Mr. Anthony J. Hood, Chairperson
DC Zoning Commission
One Judiciary Square
441 4th Street NW, Second Floor
Washington, DC 20001**

Re: Single Member District 5C-03 Support for Zoning Case ZC 10-14

Dear Chairman Hood and Members of the Zoning Commission:

My name is Hugh Youngblood; I am Advisory Neighborhood Commissioner for Single Member District (SMD) 5C-03. This letter expresses the Single Member District's strong support for the proposed Amendment to the DC Zoning Map (Zoning Case # 10-14) for the Big Bear Café (BBC), which is located in Commission 5C and specifically within Single Member District 5C-03.

I have reviewed the application, have met with the applicant, and have met with my constituents on the subject during meetings of ANC 5C, SMD 5C-03, and the Bloomingdale Civic Association. This series of reviews and meetings resulted in my support for the application based on the following rationale:

1. An extensive majority of SMD 5C-03 constituents support the proposal and note the fair trade-off between the BBC's history of acting as a good neighbor and the fact that the proposed zoning change would limit residents' ability to have input into the property's uses going forward.
2. An overwhelming majority of other SMD 5C-03 community members (employers, employees, patrons, and community groups) support the proposal.

Signed petitions of residents living within a 200-foot radius of the BBC, signed petitions of support from the surrounding neighborhood, letters of support from community members and civic leaders, voiced support at our Single Member District meeting, and documented support from the Bloomingdale Civic Association demonstrate the strength of community support for the proposed zoning change.

In contrast, a small contingent of residents opposes the proposed map amendment. Their concerns include the following:

1. A change from residential to commercial zoning would yield negative economic impacts for nearby homeowners who intend to hold their properties rather than sell them. Increases in property value translate into increases in property taxes.
2. The change from residential to commercial zoning would eventually yield a significant increase in overall density of the surrounding area unwelcome by those who moved here for the small-neighborhood residential feel prior to the current spike in business development.

The applicant's willingness to work with these persons to constructively address the concerns outlined above provides additional basis for support for the proposed zoning map amendment. To help mitigate the risks associated with these concerns, the applicant has agreed to take the following measures: